

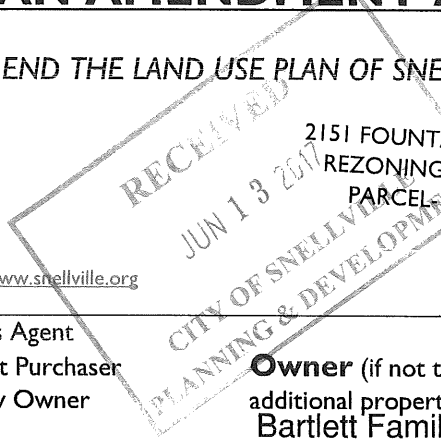


LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE LAND USE PLAN OF SNELLVILLE, GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

2151 FOUNTAIN DR #1700274
REZONING APPLICATION RZ 17-10; LUP 17-05
PARCEL 5007 174 BARTLETT FAMILY WINDER



Applicant: is the (check one)
 Owner's Agent
 Contract Purchaser
 Property Owner
Bartlett Family Winder LLC

Name (please print)
PO Box 1309
Address
Winder, Ga. 30680
City, State, Zip Code
770-867-1291
Phone Number(s) Fax

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.
Bartlett Family Winder LLC

Name (please print)
PO Box 1309
Address
Winder, Ga 30680
City, State, Zip Code
770-867-1291
Phone Number(s) Fax

Contact Person: David Smith Phone: 770-867-1291 Fax: _____
Cell Phone: 770-867-1291 E-mail: hdavids@live.com

Current Future Land Use Map Designation: Office/Professional
Proposed Future Land Use Map Designation: Commercial/Retail
Proposed Use(s): Commercial/Retail
Property Address/Location: 2151 Fountain Dr. District 5 Land Lot 7 Parcel(s) 174

At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- √ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- √ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- √ Letter of Intent explaining the request for the amendment to the Land Use Plan and what is proposed;
- √ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- √ The present and proposed land use for the parcel(s);
- √ Analysis of impact of the proposed land use change pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- √ Applicant's and/or Owner's Certification (Attachment B);
- √ A current legal description of the parcel(s) being considered for the land use amendment. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- √ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- √ A Certificate of Title (for all parcels subject to this application);
- √ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- √ Map showing all land uses immediately adjacent to the subject property under the existing land use plan;
- √ Thirty (30) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- √ Thirty (30) stapled or bound copies of: (a) Land Use Plan Amendment application including Attachments A and B); (b) Letter of Intent; and (c) Map showing all land uses immediately adjacent to the subject property under the existing land use plan. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. Documents must be folded to 8-1/2 x 11"; and
- √ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Land Use Plan Amendment application (and all supporting documents) in .pdf file format;

Pursuant to Section 15.2(2)(g) of the Snellville Zoning Ordinance, a **written, documented analysis of the impact of the proposed land use change with respect to each of the following matters shall be included.** Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions are not acceptable.**

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties;

Response: The proposed land use change will permit a use (commercial, retail) that is suitable in view of the use and development of adjacent and nearby properties.

2. Whether the proposed land use change will adversely affect the existing uses or usability of adjacent or nearby property;

Response: The proposed land use change (commercial/retail) will not adversely affect the existing uses or usability of adjacent and nearby properties.

3. Whether the proposed land use change will result in uses which will or could cause an excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools; and

Response: The proposed land use change should not result in uses which will or could cause and excessive or burdensome use of existing streets, transportation facilities, or schools.

4. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: The existing site and its current zoning is affecting the use of the property as it greatly limits the type of tenants that may be attracted to the location. The proposed zoning will expand business opportunities for the area as it expands allowable uses.

